



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
1 Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-56-15

Property Address: 903 Runnymede Road

Property Owner: Paul and Jane Davis

Project Contact: Jamie and Paul Davis

Nature of Case: A request for an 11.8' rear yard setback variance to allow for a rear addition and rear deck, a 12.1 rear yard setback variance to legalize the existing dwelling and a 1.9' side yard setback variance to legalize an existing deck. These requests are for relief from the regulations set forth in Section 2.2.1 and Section 1.5.4.D.1.f. of the Unified Development Ordinance and if approved would result in a 18.2' rear yard setback for the proposed rear addition and deck and would legalize the existing 17.9' rear yard setback for the detached house and the existing 4.1' side yard setback for the deck on a .53 acre property zoned Residential-4 and Neighborhood Conservation overlay District located at 903 Runnymede Road.



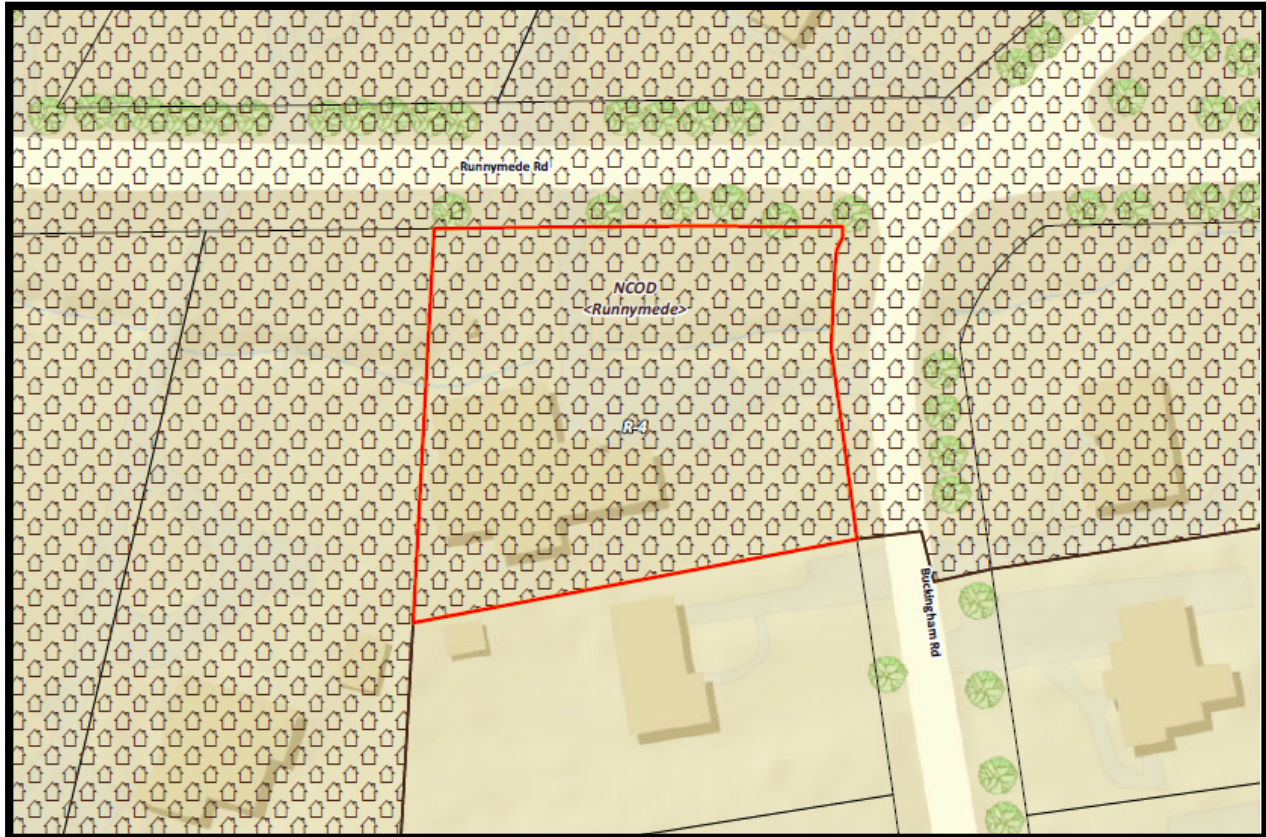
903 Runnymede Road – Location Map

To BOA: 7-13-15

Staff Coordinator: Eric S. Hodge, AICP

ZONING

DISTRICTS: Residential-4 and Neighborhood Conservation Overlay District



903 Runnymede Road – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Setback Standards: The subject property is zoned Residential-4

Yard Type	Minimum Setback
Front Yard	20'
Side Street	15'
Side	10'
Sum of Side Setbacks	20'
Rear	30'

The subject property also has a Neighborhood Conservation Overlay District which overrides the underlying zoning if there is any conflict between the two (see below).

Runnymede Road Neighborhood

- a. Minimum lot size: 17,424 square feet.
- b. Minimum lot frontage: 100 feet.
- c. Front yard setback: Minimum of 30 feet.
- d. Maximum building height: 24 feet as measured at the 30-foot front yard setback line. Building height may be increased 1 foot of height for each 1 foot of increase in the front yard setback beyond 30 feet.





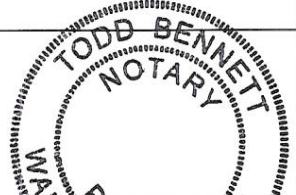
Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Variance Application

A-56-15

	OFFICE USE ONLY
Nature of variance request (Submit addendum on separate sheet, if more space is needed.) Requesting a 11.8' rear yard setback variance to allow for rear expansion and rear deck that result in an 18.2' rear yard setback. Requesting a 12.1' rear yard setback to legalize an existing dwelling resulting in a 17.9' rear yard setback. Requesting a 1.9' side yard setback to legalize an existing deck to extend 5.9' into a required side setback resulting in a 4.1' side yard setback.	Transaction Number
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.	

GENERAL INFORMATION		
Property Address 903 Runnymede Road Raleigh, NC 27607		Date 6/9/2015
Property PIN 0795-51-9896	Current Zoning R-4	
Nearest Intersection Runnymede/Buckingham		Property size (in acres) .53
Property Owner Paul K. Davis Jane R. Davis	Phone 919-523-0776	Fax
	Email paulkennethdavis@gmail.com	
Project Contact Person Jamie Davis Paul Davis	Phone 919-696-2994	Fax
	Email williamjdavis390@gmail.com paulkennethdavis@gmail.com	
Property Owner Signature 	Email	
Notary Sworn and subscribed before me this <u>11</u> day of <u>June</u> , 20 <u>15</u>	Notary Signature and Seal  	

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A variance application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.



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Variance Checklist

TO BE COMPLETED BY APPLICANT	YES	N/A
PRE-SUBMITTAL REQUIREMENTS		
1. Pre-Application Conference with staff		
2. Completed Variance Intake Requirements sheet		
3. Variance applications shall be submitted to the Zoning Division, 4 th floor of One Exchange Plaza		
VARIANCE REQUIREMENTS		
1. The property owner must be the applicant.		
2. A signed, notarized application and submittal fee are required.		
3. The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property. City staff will mail the public hearing notices.		
4. The Board of Adjustment conducts a quasi-judicial hearing. You may not contact the Board members once the application has been filed.		
5. The Board of Adjustment is not empowered to modify zoning lines or grant a use variance.		
6. The Board of Adjustment may attach conditions of approval to a variance to protect surrounding properties.		
7. City Staff will place a public hearing sign on the subject property. The sign must be prominently displayed on the property for at least ten days before the hearing. The property owner is responsible for maintaining the sign during this ten day period. The owner must return the sign to city staff within three days of the hearing. The owner will be charged \$45 for any sign not returned.		
VARIANCE CONSIDERATIONS		
The Board of Adjustment will review all variance requests against the following showings:		
1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made from the property.		
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.		
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.		
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.		



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Variance Intake Requirements

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements – Variance					
1. I have referenced the Variance Checklist and by using this as a guide, it will ensure that the application is processed in a timely manner	<input checked="" type="checkbox"/>				
2. Variance application review fee (see Development Fee Schedule for rate)	<input checked="" type="checkbox"/>				
3. Completed, notarized application signed by the property owner	<input checked="" type="checkbox"/>				
4. One set of stamped envelopes addressed to all property owners within 100 feet of the subject property	<input checked="" type="checkbox"/>				
5. List of all adjacent property owners					
6. Plot Plan drawn to scale, containing a north arrow, area of lot, location of all existing improvements and use areas, location of proposed improvements, location of any constraints such as flood plain area, tree conservation area, buffer yards, easements, and sight distance triangles	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. If the variance request involves a structure, sign or fence, architectural elevations must be submitted	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. If the property has been cited by a Code Enforcement Officer, include a copy of the citation	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
9. Is variance needed to legalize an existing improvement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

PROPERTY OF

PAUL K. DAVIS & wife, JANE R. DAVIS

LOT 25, BUDLEIGH REVISION 1

RALEIGH TOWNSHIP

903 RUNNYMEDE ROAD

WAKE COUNTY

SCALE: 1"=40'

NORTH CAROLINA

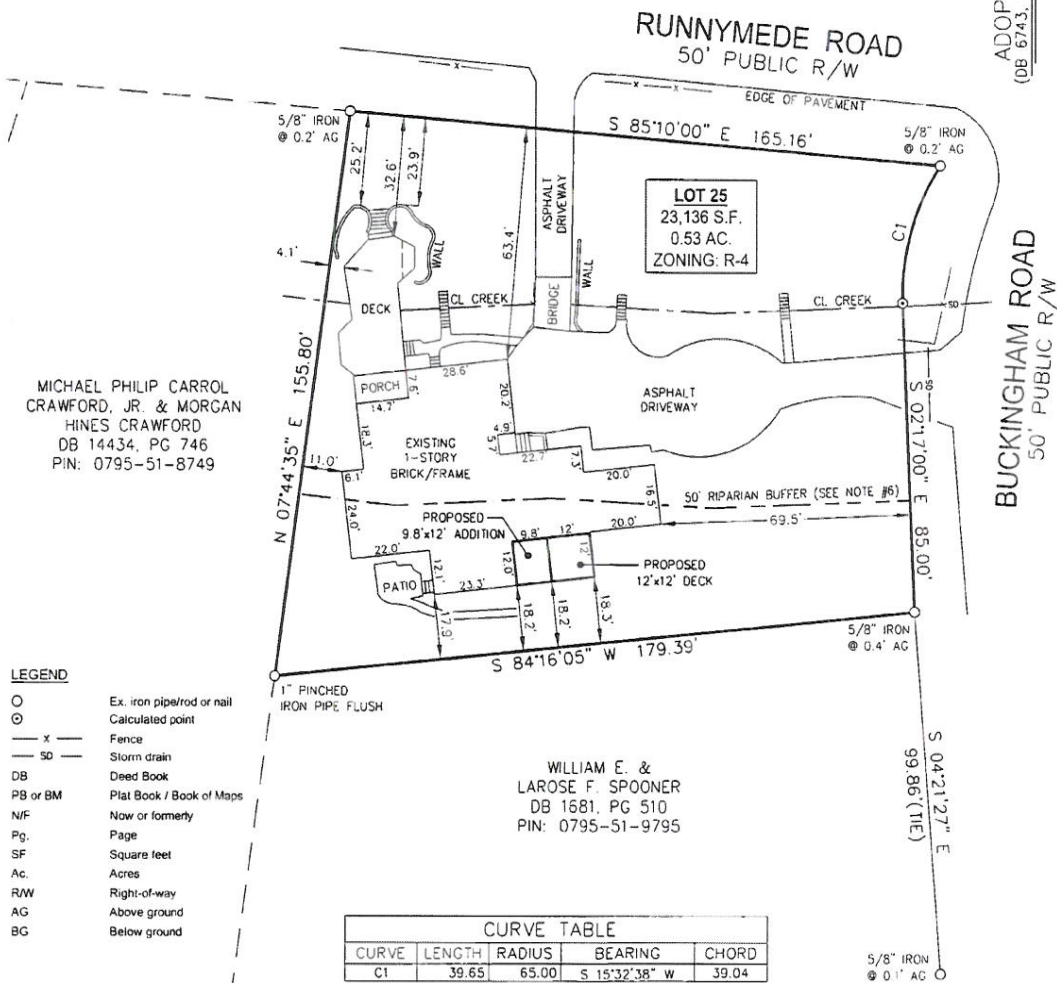
REFERENCES: BOOK OF MAPS 1948, PAGE 77

JUNE 9, 2015

PLAN INFORMATION BLOCK	
Total Square Feet:	
Slab:	Basement:
Plan Number:	
Included Options:	

IMPERVIOUS SURFACE AREAS

EXISTING HOUSE(FOOTPRINT): 3,348 S.F.
 EXISTING DRIVE, WALK & OTHER AREAS: 3,636 S.F.
 PROPOSED ADDITION: 117 S.F.
 PROPOSED DECK: 144 S.F.
 (TOTAL IMPERVIOUS SURFACE (PROPOSED): 7,101 S.F.)
 TOTAL AREA OF LOT 23,136 S.F.
 PERCENTAGE IMPERVIOUS (PROPOSED): 30.69%



NOTES:

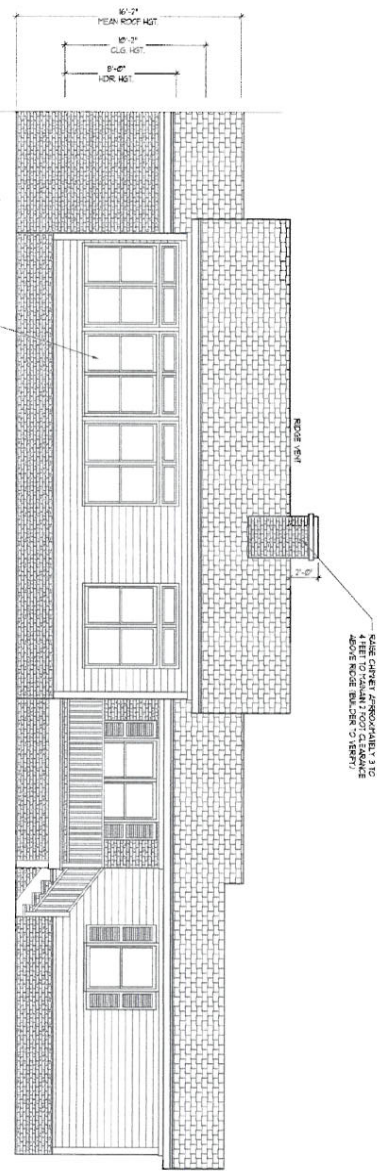
- 1) Raw error of closure exceeds 1:10,000.
- 2) The basis of North and all easements, right-of-way's, buffers, setbacks and adjoiners, etc., referenced from Book of Maps 1953, Page 110 unless otherwise noted.
- 3) No investigation into the existence of jurisdictional wetlands or riparian buffers performed by Newcomb Land Surveyors.
- 4) Builder to verify all dimensions prior to construction.
- 5) All construction to be done in accordance with City of Raleigh and/or NCDOT standards and specifications.
- 6) 50' riparian buffer shown hereon measured from top of bank of creek.



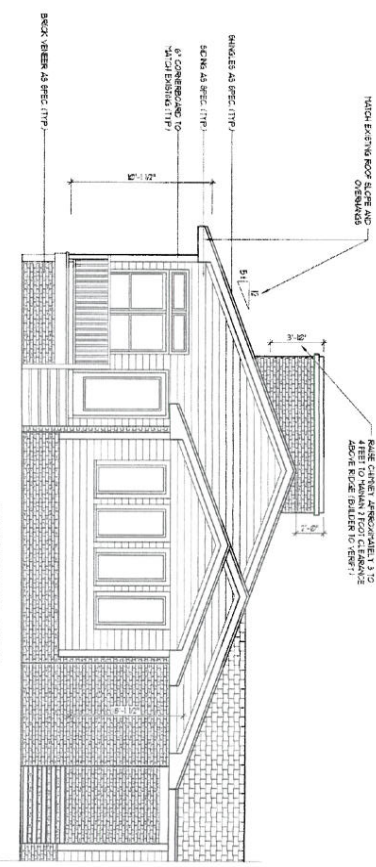
PRELIMINARY PLAN FOR BUILDING PERMIT APPLICATION ONLY
 NOT FOR SALES OR CONVEYANCES

155731
 PIN: 0795-51-9896

NEWCOMB land surveyors, Llc, 246 West Millbrook Road, Raleigh, NC 27609
 Phone (919) 847-1800, Fax (919) 847-1804



REAR ELEVATION
SCALE 1/4" = 1'-0"

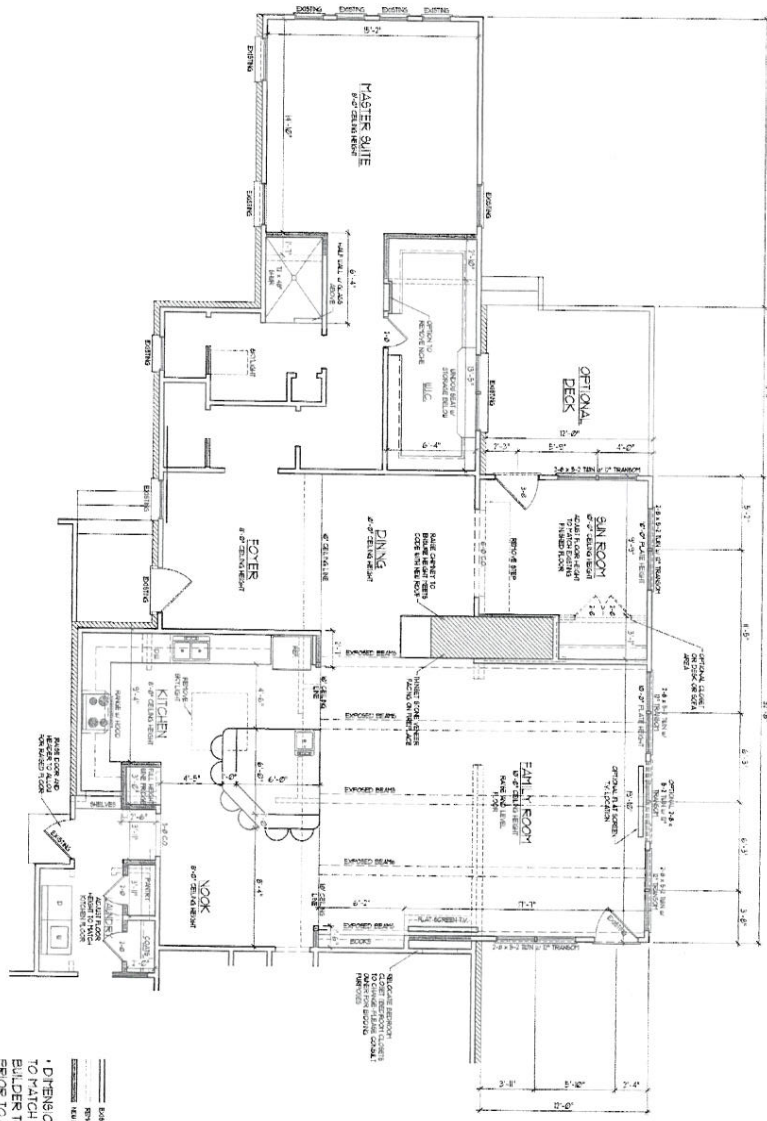


LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"

DAVIS RESIDENCE
903 RUNNYMEDE ROAD
RALEIGH, NORTH CAROLINA

J.S. THOMPSON
ENGINEERING, INC
606 WADE AVE., SUITE 104 RALEIGH, NC 27605
PHONE: (919) 789-0910 FAX: (919) 789-0921
N.C. LICENSE NO. C-17133

DATE: 1-1-05
A-1
ELEVATIONS
SHEET 5 OF 5



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL WALLS ARE 8" THICK UNLESS NOTED OTHERWISE.
3. ALL FLOORS ARE 4" THICK UNLESS NOTED OTHERWISE.
4. ALL CEILING ARE 8" THICK UNLESS NOTED OTHERWISE.
5. ALL ROOF ARE 4" THICK UNLESS NOTED OTHERWISE.
6. ALL WINDOWS ARE 6" WIDE UNLESS NOTED OTHERWISE.
7. ALL DOORS ARE 3" WIDE UNLESS NOTED OTHERWISE.
8. ALL STAIRS ARE 6" WIDE UNLESS NOTED OTHERWISE.
9. ALL HALLS ARE 6" WIDE UNLESS NOTED OTHERWISE.
10. ALL BATHS ARE 6" WIDE UNLESS NOTED OTHERWISE.
11. ALL BEDROOMS ARE 6" WIDE UNLESS NOTED OTHERWISE.
12. ALL KITCHENS ARE 6" WIDE UNLESS NOTED OTHERWISE.
13. ALL DINING AREAS ARE 6" WIDE UNLESS NOTED OTHERWISE.
14. ALL LIVING AREAS ARE 6" WIDE UNLESS NOTED OTHERWISE.
15. ALL PORCHES ARE 6" WIDE UNLESS NOTED OTHERWISE.
16. ALL DECKS ARE 6" WIDE UNLESS NOTED OTHERWISE.
17. ALL PATIOS ARE 6" WIDE UNLESS NOTED OTHERWISE.
18. ALL TERRACES ARE 6" WIDE UNLESS NOTED OTHERWISE.
19. ALL BALCONIES ARE 6" WIDE UNLESS NOTED OTHERWISE.
20. ALL STAIRS ARE 6" WIDE UNLESS NOTED OTHERWISE.

CHANGES SUBJECT TO CHANGE:

- TO MATCH EXISTING STRUCTURE
- BUILDER TO VERIFY ALL DIMENSIONS
- PRIOR TO CONSTRUCTION

DATE: 03/10/2010
 DRAWN BY: J.S. THOMPSON
 CHECKED BY: J.S. THOMPSON
 SHEET: 2 OF 5
 FIRST FLOOR PLAN

DAVIS RESIDENCE
 903 RUNNYMEDE ROAD
 RALEIGH, NORTH CAROLINA

J.S. THOMPSON
ENGINEERING, INC.
 405 WATKINS AVE. SUITE 100 RALEIGH, NC 27605
 PHONE: (919) 789-9910 FAX: (919) 789-9911
 N.C. LICENSE NO. 02170

[illegible]

FOUNDATION VENTILATION CALCULATION

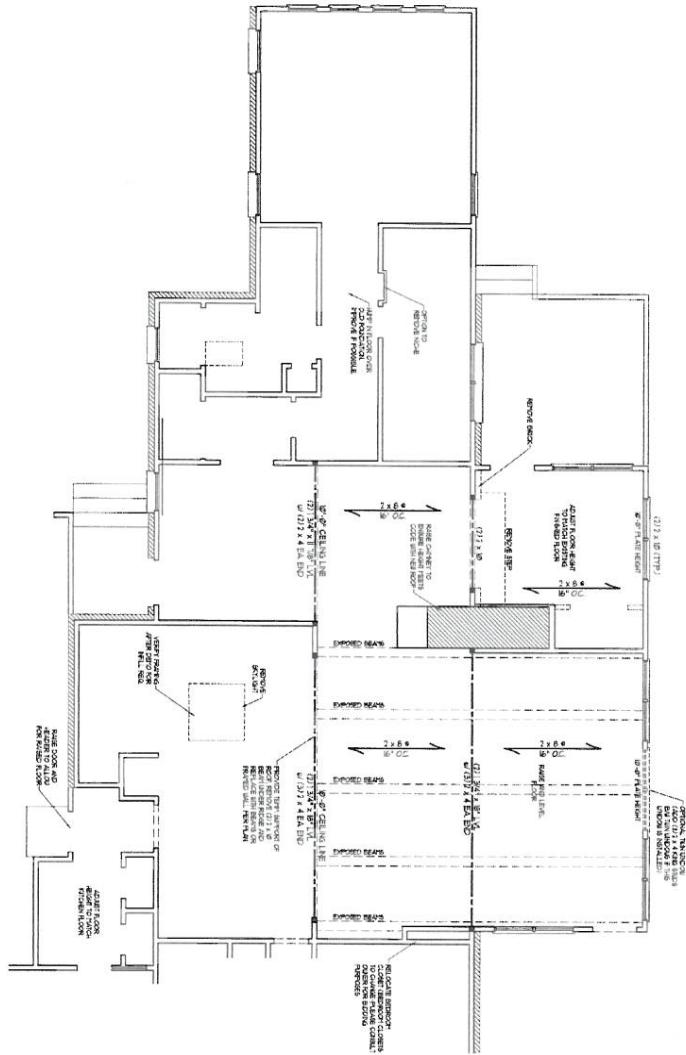
STRUCTURAL NOTES

1. ALL FLOORING LATER TO BE 1/2" GYPSUM BOARD.
2. PROVIDE DOUBLE JOINT UNDER ALL BALTS PARALLEL TO FLOOR JOISTS.
3. SOLIDERS EXPOSED POINT LAYOUT SHALL REQUIRE SOLID BLOCKING TO BE SHOWN ON FOUNDATION.
4. SOLID PILES TO BE TIED TO SOLID BLOCKING.
5. REFER TO NOTES SHEET FOR ADDITIONAL STRUCTURAL INFORMATION.

5/20/15

J.S. THOMPSON
ENGINEERING, INC
606 WADE AVE., SUITE 104 RALEIGH, NC 27605
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO. C-1733

SHEET 3 OF 5
 S-1
 CRAWL
 FOUNDATION PLAN



STRUCTURAL NOTES

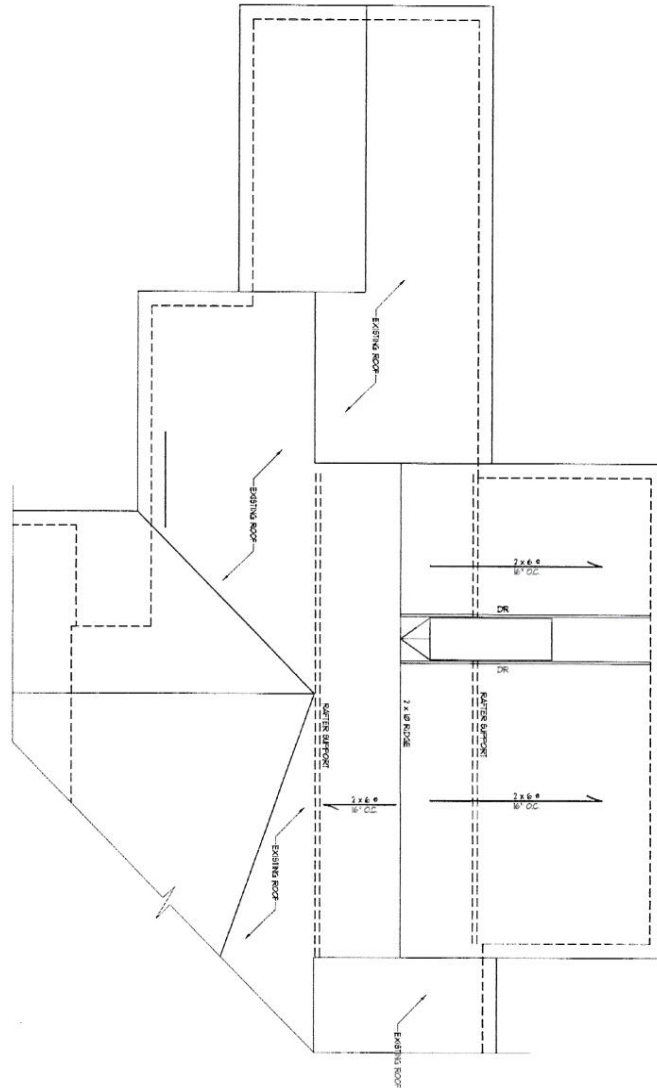
- STRUCTURAL NOTES:**
1. ALL FRAMING MEMBER TO BE # 4 @ 16" (NO).
 2. ALL LOAD BEARING MEMBERS TO BE # 12 @ 16" (NO).
 3. ALL BEAMS ARE TO BE REINFORCED WITH # 12 @ 4 FEET (NO).
 4. SQUARES POINT FROM CLOSING REBAR SHALL BE REBAR TO BE REINFORCED TO GROUND OR FOUNDATION.
 5. REFER TO NOTES SHEET FOR ADDITIONAL STRUCTURAL INFORMATION.



DAVIS RESIDENCE
903 RUNNYMEDE ROAD
RALEIGH, NORTH CAROLINA

J.S. THOMPSON
ENGINEERING, INC
606 WADSWORTH AVE., SUITE 104 RALEIGH, NC 27605
PHONE: (919) 789-9911 FAX: (919) 789-9921
N.C. LICENSE NO. C-1733

Sheet 4 of 5
S-2
CEILING FRAMING
PLAN



- STRUCTURAL NOTES**
1. ALL FLOORING LAYERS TO BE 4" THICK.
 2. CONCRETE FLOORS (1) 12' x 12' POSTS TO BE 4" DIA. AND 12' ON CENTER.
 3. FLOORING LAYERS TO BE 4" THICK AND 12' ON CENTER.
 4. ALL FLOORING LAYERS TO BE 4" THICK AND 12' ON CENTER.

DAVIS RESIDENCE
903 RUNNYMEDE ROAD
RALEIGH, NORTH CAROLINA

J.S. THOMPSON
ENGINEERING, INC.
606 WADE AVE., SUITE 104 RALEIGH, NC 27605
PHONE: (919) 786-9519 FAX: (919) 786-9521
N.C. LICENSE NO. 01733

DATE: 5/15/07
SCALE: 1/8" = 1'-0"
DRAWN BY: JST
CHECKED BY: JST

STRUCTURAL
NOTES

A-56-15

EXISTING DECK



Existing Rear Setback location



Sun Room Location and Future Deck Location




[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)
[Tax Bills](#)
Real Estate ID **0047122** PIN # **0795519896**
**WAKE
COUNTY**
NORTH CAROLINA

Location Address

Property Description

903 RUNNYMEDE RD**LO1 BUDLEIGH FOREST**
[Account Search](#)
[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)


For real estate accounts created or new construction built after January 1, 2015: Property values are under review for tax year 2016. Land and building values on these properties will reflect an assessment based on the January 1, 2008 Schedule of Values until late 2015 or early 2016 at which time the January 1, 2016 revaluation values for both land and buildings will be available.

Property Owner DAVIS, PAUL K & JANE R Use the Deeds tab above to view any additional owners		Owner's Mailing Address 903 RUNNYMEDE RD RALEIGH NC 27607-3107	Property Location Address 903 RUNNYMEDE RD RALEIGH NC 27607-3107
Administrative Data Old Map # 463-00000-0764 Map/Scale 0795 19 VCS 01RA267 City RALEIGH Fire District Township RALEIGH Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning R-4 History ID 1 History ID 2 Acreage .53 Permit Date 11/22/1996 Permit # 0000031095		Transfer Information Deed Date 11/13/1995 Book & Page 06743 0315 Revenue Stamps 498.00 Pkg Sale Date 11/13/1995 Pkg Sale Price \$249,000 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 2,678	Assessed Value Land Value \$355,350 Assessed Bldg. Value \$278,065 Assessed Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$633,415 Assessed*

*Wake County assessed building and land values reflect the market value as of January 1, 2008, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2008 values will remain in effect until the next county-wide revaluation, which begins January 1, 2016. Until that time, any real estate accounts created or new construction built is assessed according to the 2008 Schedule of Values.

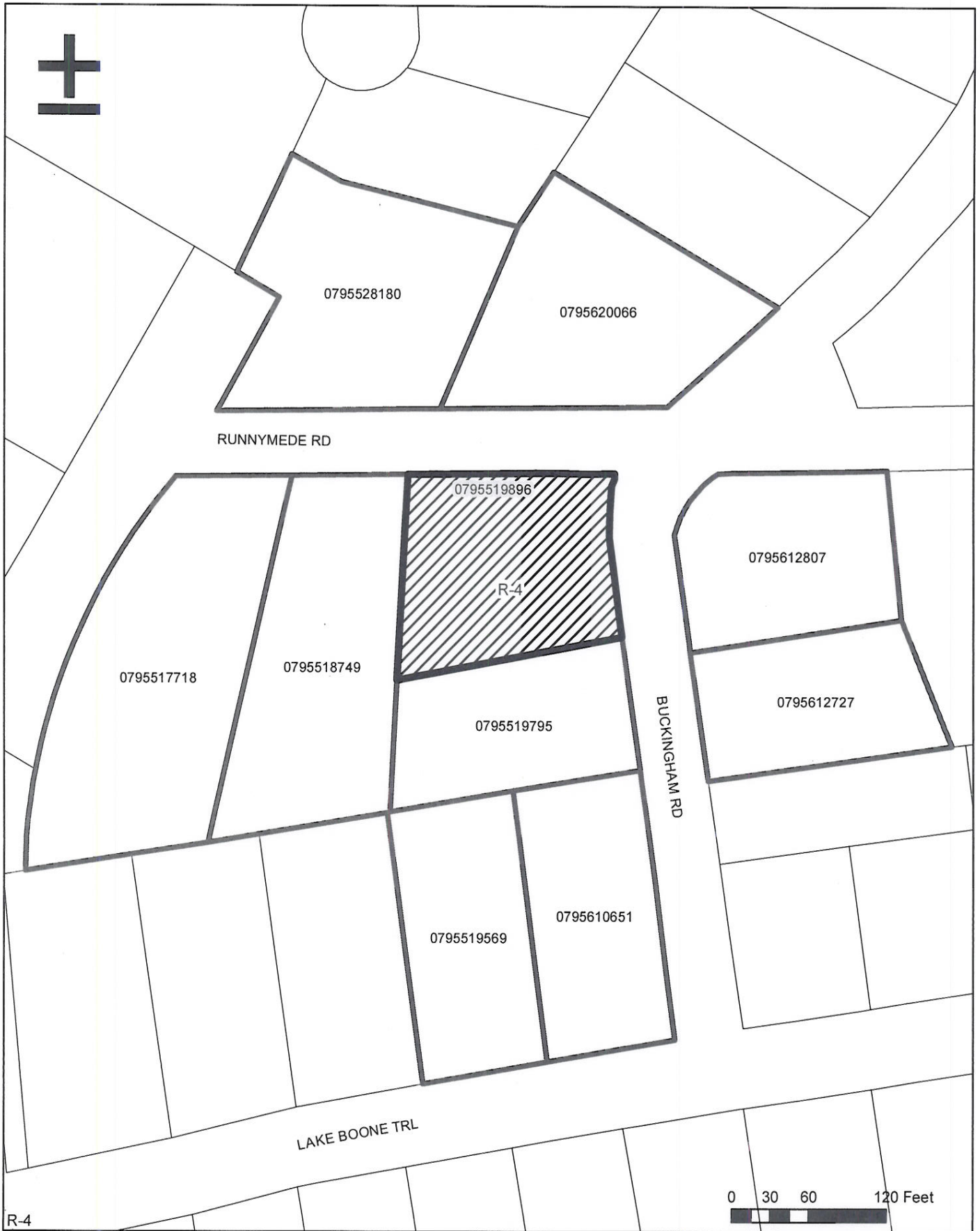
For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@wakegov.com or call 919-856-5400.

Real Estate ID **0047122**PIN # **0795519896**Location Address
903 RUNNYMEDE RDProperty Description
LO1 BUDLEIGH FORESTAccount
Search[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address 903 RUNNYMEDE RD		Building Description 01RA267	Card 01 Of 01	
Bldg Type	01 Single Family	Year Blt 1959 Eff Year 1985	Base Bldg Value	\$221,955
Units	1	Addns 1996 Remod	Grade	B 00
Heated Area	2,678	Int. Adjust.	Cond %	A 87%
Story Height	1 Story	Other	Market Adj.	F 120%
Style	Conventional	Features	Market Adj.	
Basement	Crawl Space	One Fireplace	Accrued %	104%
Exterior	Brick		Incomplete Code	
Const Type			Card 01 Value	\$278,065
Heating	Central		All Other Cards	
Air Cond	Central		Land Value Assessed	\$355,350
Plumbing	2 BATH		Total Value Assessed	\$633,415

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	% Inc Value
M	1	BR/CS	1734						
A		OP	30						
B		GARFR	559						
C	1	SFR	320						
D		STP	120						
E	1	SFR	276						
F	1	SFR	348						
G		OP	105						
H		DK	646						

Building Sketch		Photograph	



R-4

903 Runnymede Road



0795519896

DAVIS, PAUL K DAVIS, JANE R
903 RUNNYMEDE RD
RALEIGH NC 27607-3107

0795517718

GUPTON, ERIC T GUPTON, AMANDA M
911 RUNNYMEDE RD
RALEIGH NC 27607-3107

0795518749

CRAWFORD, MICHAEL PHILIP CARRO JR
CRAWFORD, MORGAN...
907 RUNNYMEDE RD
RALEIGH NC 27607-3107

0795519569

BOTZIS, MICHAEL P BOTZIS, FRANCES P
910 LAKE BOONE TRL
RALEIGH NC 27607-6633

0795519795

SPOONER, WILLIAM E SPOONER, LAROSE
F
PO BOX 848
BLOWING ROCK NC 28605-0848

0795528180

HANSEN, SAMANTHA HANSEN, TIMOTHY
906 RUNNYMEDE RD
RALEIGH NC 27607-3108

0795610651

DAVIS, CRAIG M
940 NW CARY PKWY
CARY NC 27513-2792

0795612727

ROBERTS, THOMAS CLAY
2006 BUCKINGHAM RD
RALEIGH NC 27607-3113

0795612807

DAVIS, PAUL CLAY
2010 BUCKINGHAM RD
RALEIGH NC 27607-3113

0795620066

HOLDER, SAMUEL LEE JR HOLDER, JOAN
A
2101 BUCKINGHAM RD
RALEIGH NC 27607-3114